



COMPASS

# Manhattan Market Insights

MAY 2023

# Manhattan Market Insights

## May 2023

### NEIGHBORHOOD MAP

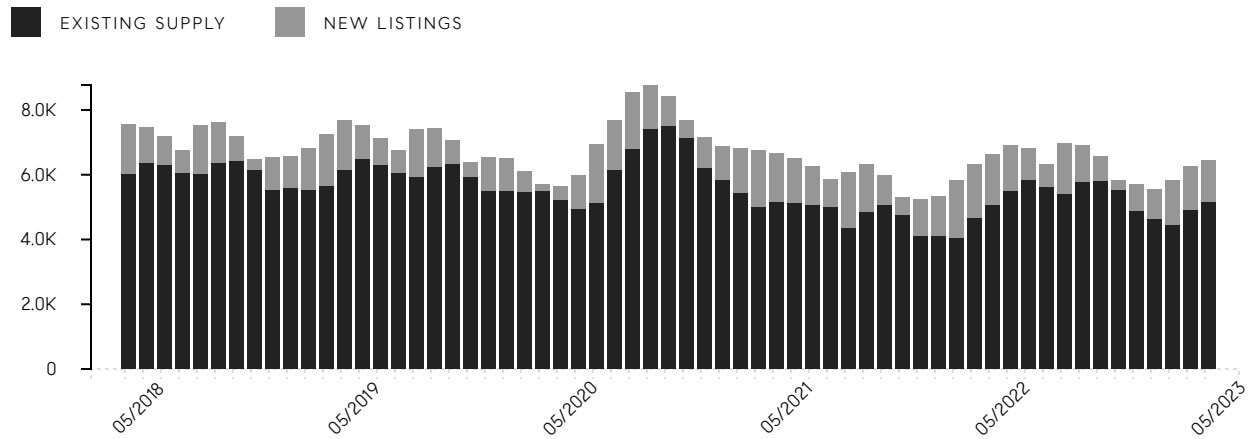


# Manhattan Market Insights

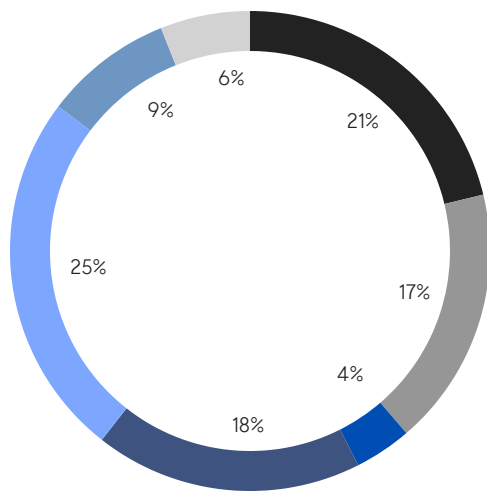
## May 2023

### INVENTORY

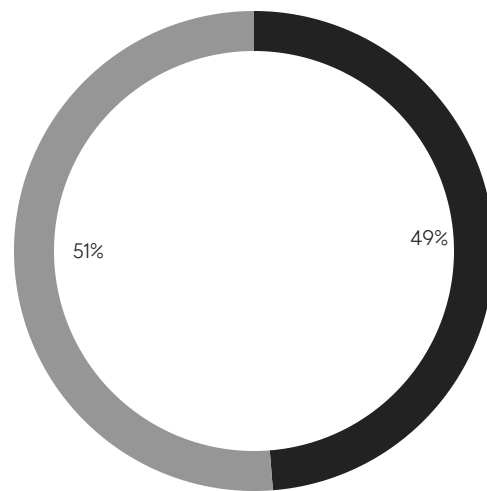
#### Total Inventory



#### By Neighborhood



#### By Type

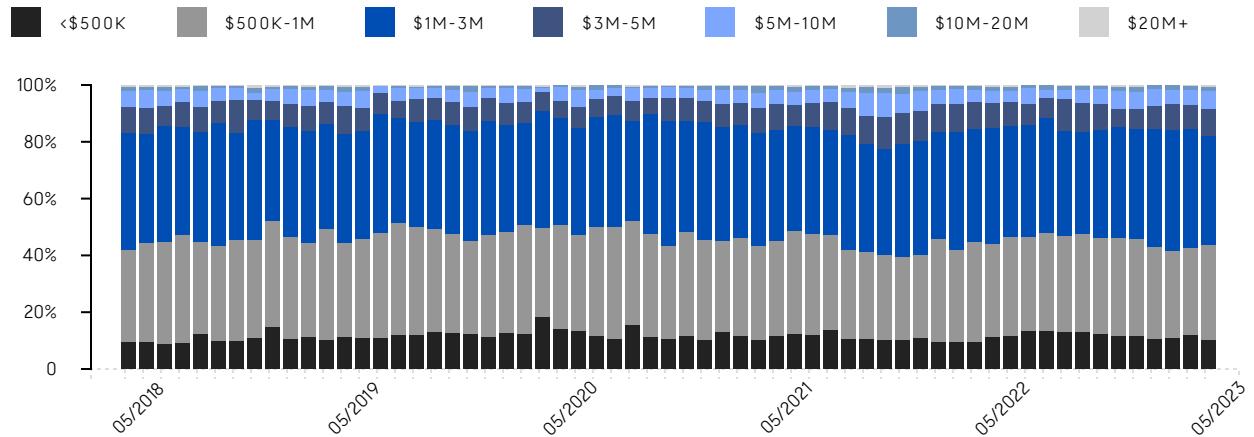


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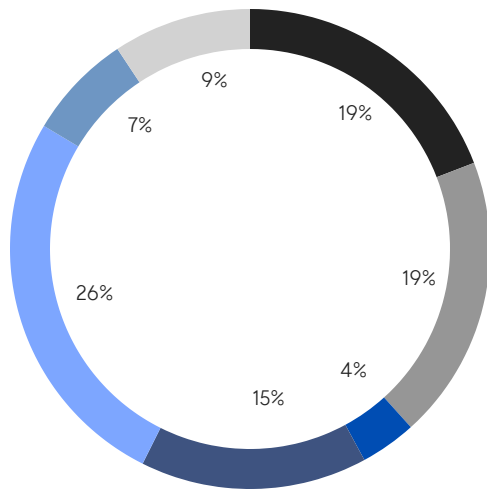
## May 2023

CONTRACTS SIGNED

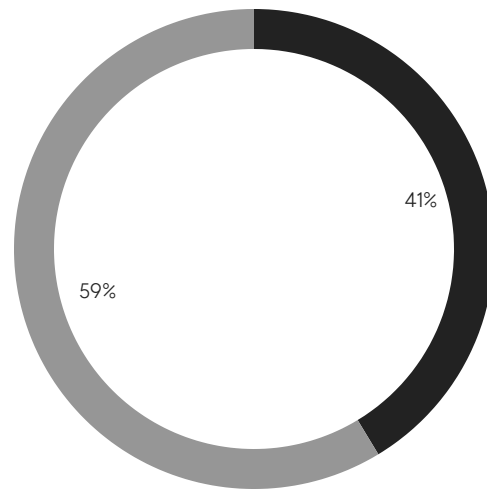
### Market Share By Price (Last Ask)



### By Neighborhood

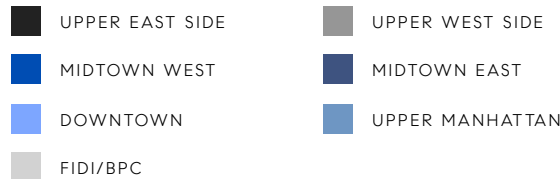


### By Type



Manhattan Monthly Market Insights

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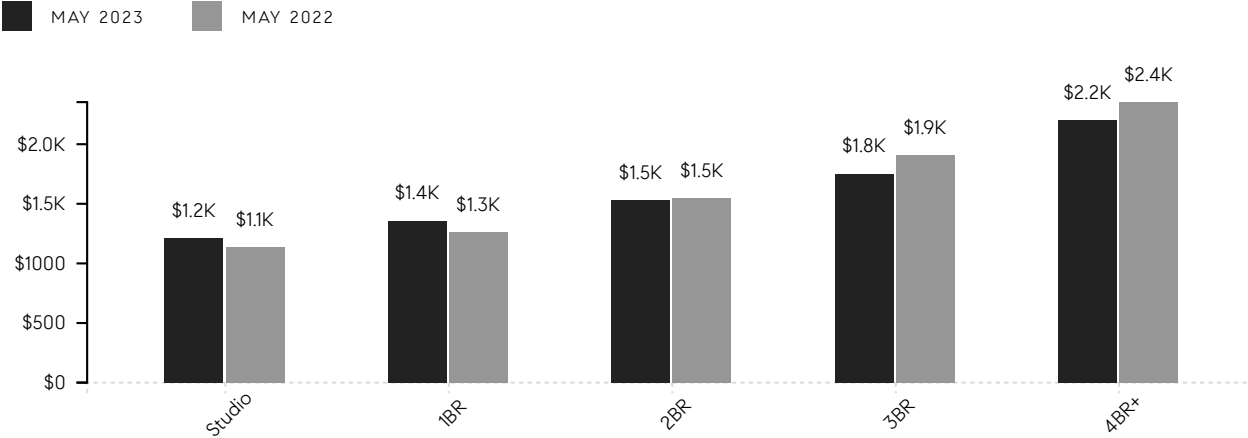
# Manhattan Market Insights

## May 2023

### OVERALL

	MAY 2023	APR 2023	% CHANGE	MAY 2022	% CHANGE
AVERAGE SALE PRICE	\$2,084,738	\$2,040,202	2.2%	\$2,050,400	1.7%
MEDIAN SALE PRICE	\$1,217,836	\$1,200,000	1.5%	\$1,180,000	3.2%
AVERAGE PRICE PER SQUARE FOOT	\$1,524	\$1,547	-1.5%	\$1,503	1.4%
AVERAGE DAYS ON MARKET	193	177	9.0%	159	21.4%
AVERAGE DISCOUNT	7%	7%		4%	
INVENTORY	6,446	6,242	3.3%	6,637	-2.9%
CONTRACTS SIGNED	1,142	892	28.0%	1,335	-14.5%

### Average Price Per Square Foot



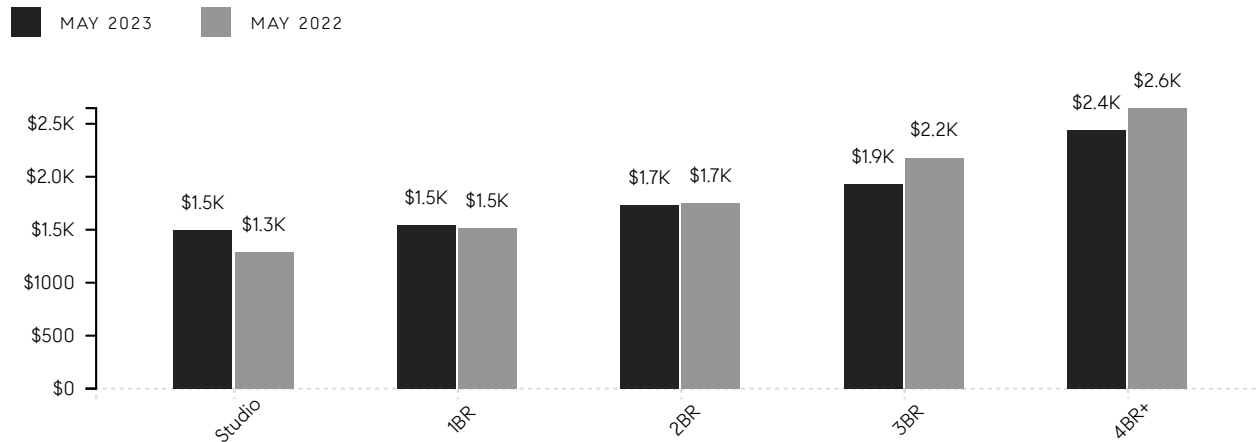
# Manhattan Market Insights

## May 2023

### CONDOS

	MAY 2023	APR 2023	% CHANGE	MAY 2022	% CHANGE
AVERAGE SALE PRICE	\$2,824,512	\$2,869,727	-1.6%	\$2,986,153	-5.4%
MEDIAN SALE PRICE	\$1,789,000	\$1,755,950	1.9%	\$1,872,500	-4.5%
AVERAGE PRICE PER SQUARE FOOT	\$1,745	\$1,783	-2.1%	\$1,768	-1.3%
AVERAGE DAYS ON MARKET	205	199	3.0%	179	14.5%
AVERAGE DISCOUNT	7%	7%		5%	
INVENTORY	3,142	3,027	3.8%	3,386	-7.2%
CONTRACTS SIGNED	472	390	21.0%	618	-23.6%

### Average Price Per Square Foot



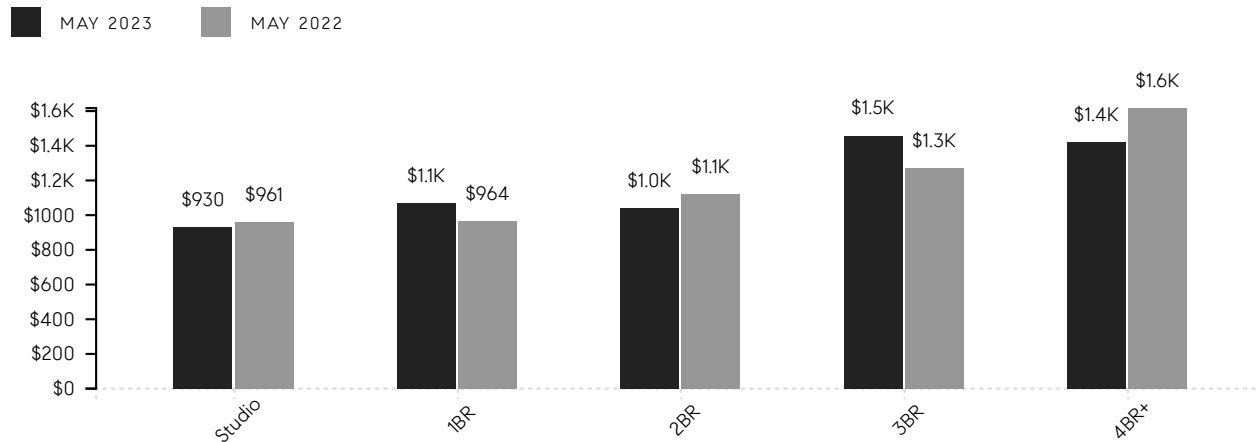
# Manhattan Market Insights

## May 2023

### CO-OPS

	MAY 2023	APR 2023	% CHANGE	MAY 2022	% CHANGE
AVERAGE SALE PRICE	\$1,411,328	\$1,278,803	10.4%	\$1,246,327	13.2%
MEDIAN SALE PRICE	\$865,000	\$850,000	1.8%	\$810,000	6.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,129	\$1,088	3.8%	\$1,072	5.3%
AVERAGE DAYS ON MARKET	182	159	14.5%	143	27.3%
AVERAGE DISCOUNT	7%	8%		4%	
INVENTORY	3,304	3,215	2.8%	3,251	1.6%
CONTRACTS SIGNED	670	502	33.5%	717	-6.6%

### Average Price Per Square Foot





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